065.0	0002	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,500 / 779,500
					USE VALUE:	779,500 / 779,500
					ASSESSED:	779,500 / 779,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRASK CHRISTOPHER A
Owner 2:	
Owner 3:	
Street 1:	6 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARTWELL BRENDAN/TRUSTEE -
Owner 2:	6 RIDGE ST REALTY TRUST -
Street 1:	456 W 4TH ST #201
Twn/City:	SOUTH BOSTON
St/Prov:	MA Cntry:
Postal:	02127

NARRATIVE DESCRIPTION

This parcel contains 10,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1887 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10600.000	284,700	4,000	490,800	779,500
Total Card	0.243	284,700	4,000	490,800	779,500
Total Parcel	0.243	284,700	4,000	490,800	779,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.09 | /Parcel: 413.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41519
GIS Ref
GIS Ref
Insp Date 10/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,700	4000	10,600.	490,800	779,500	779,500	Year End Roll	12/18/2019
2019	101	FV	226,800	8200	10,600.	455,700	690,700	690,700	Year End Roll	1/3/2019
2018	101	FV	219,000	8200	10,600.	455,700	682,900	682,900	Year End Roll	12/20/2017
2017	101	FV	219,000	8200	10,600.	399,600	626,800	626,800	Year End Roll	1/3/2017
2016	101	FV	219,000	8200	10,600.	364,600	591,800	591,800	Year End	1/4/2016
2015	101	FV	204,600	8400	10,600.	322,500	535,500	535,500	Year End Roll	12/11/2014
2014	101	FV	204,600	8400	10,600.	305,000	518,000	518,000	Year End Roll	12/16/2013
2013	101	FV	204,600	8400	10,600.	290,300	503,300	503,300		12/13/2012

!5588!

PRINT

Date	Time
12/10/20	20:27:18

LAST REV

Date	Time
01/23/19	14:53:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5588

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTWELL BRENDA	70412-20		12/20/2017		710,000	No	No		
MACCINI ROBERT	68540-51		12/6/2016	Bank Sale	495,000	No	No		
	16745-543		1/1/1986		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	41519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
4/18/2000	Inspected	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10600		Sq. Ft.	Site		0	70.	0.66	12			Med. Tr	-5					490,773						490,800	

Total AC/HA: 0.24334 | Total SF/SM: 10600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,773 | Spl Credit | Total: 490,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28636360
Const Adj.:	0.99742496
Adj $ / SQ:	134.720
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349748
Depreciation:	65053
Depreciated Total:	284695

COMMENTS

OF=OLD TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

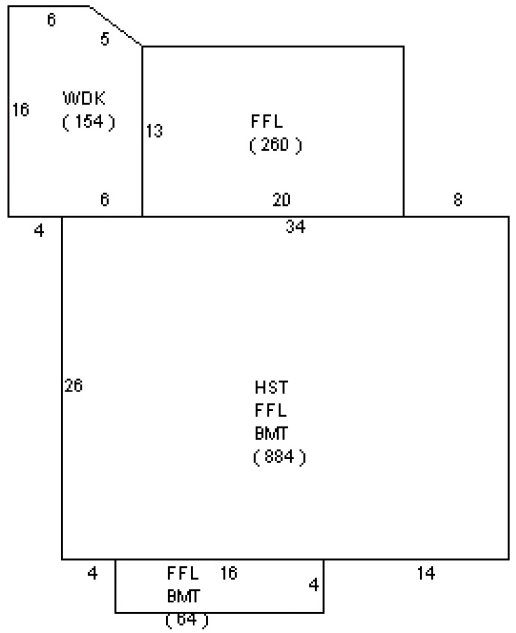
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.72
Special Features:	0	Val/Su Net:	103.45
Final Total:	284700	Val/Su SzAd	172.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,208	134.720	162,742
BMT	Basement	948	46.980	44,541
HST	Half Story	442	134.720	59,546
WDK	Deck	154	12.460	1,919

Net Sketched Area:	2,752			Total:	268,748
Size Ad	1650	Gross Are	3194	FinArea	1887

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X25	A	AV	1947	24.09	T	40	101			4,000			4,000
2	Frame Shed	D	Y	1	6X10	A	AV	2006	0.00	T	10.4	101						
2	Frame Shed	D	Y	1	12X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000